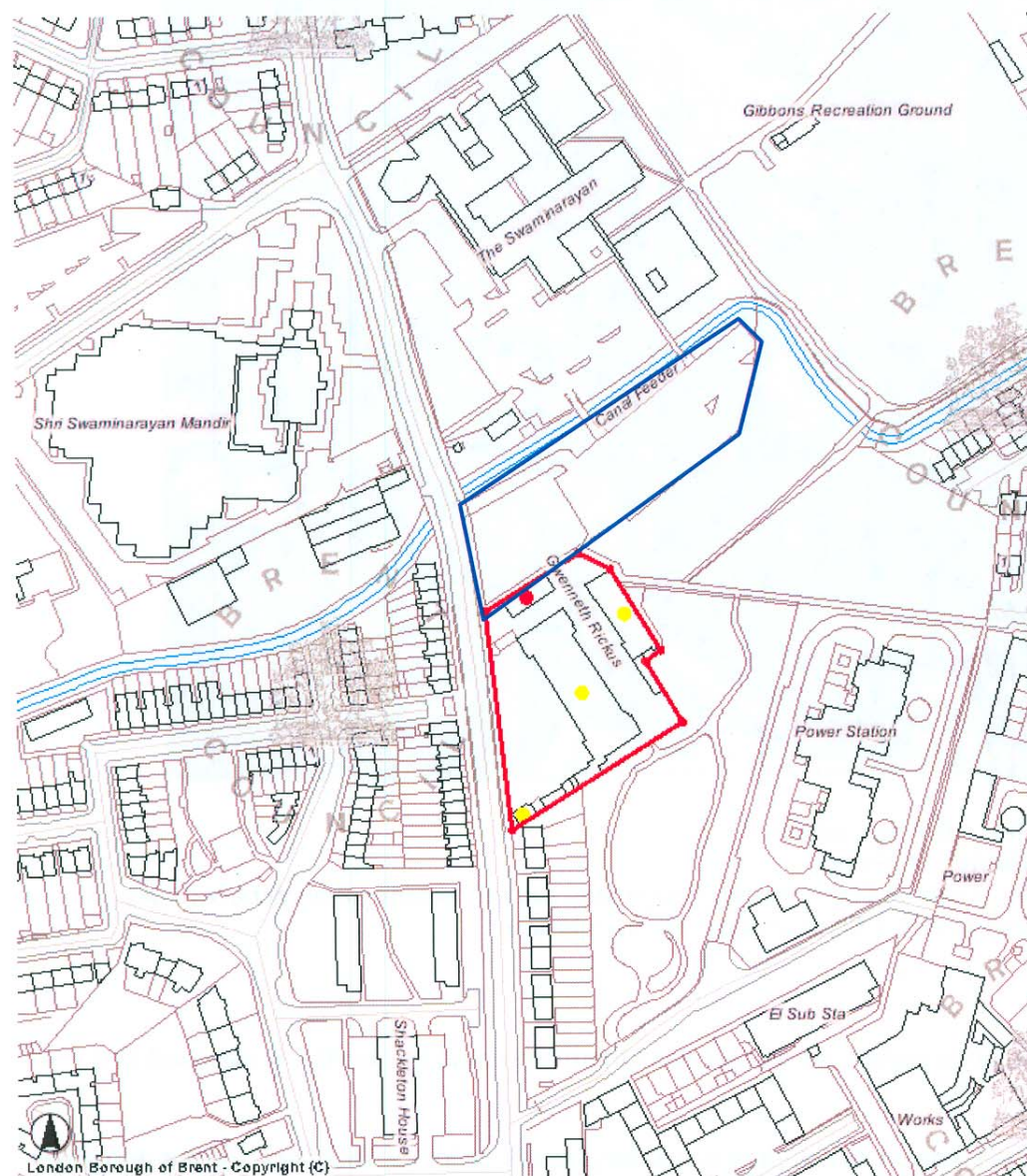


BRIEFING NOTE ON SECONDARY SCHOOL SITES APPRAISAL

This note provides information on opportunities and constraints for the following sites:

1. Gwenneth Rickus Building and adjoining open space
2. Chalkhill Youth & Community Centre / Chalkhill Open Space
3. Chalkhill Road (Health Centre)
4. Wembley Park Sports Ground

1. Gwenneth Rickus Building and adjoining open space





Site Area: 0.6 + 0.9 ha (adjacent OS)

P T Accessibility: 1 (Poor)

Current Use: Teachers centre (red) / open land part of Swaminaryan school (blue)

Owner: Brent Council + Swaminaryan Hindu mission

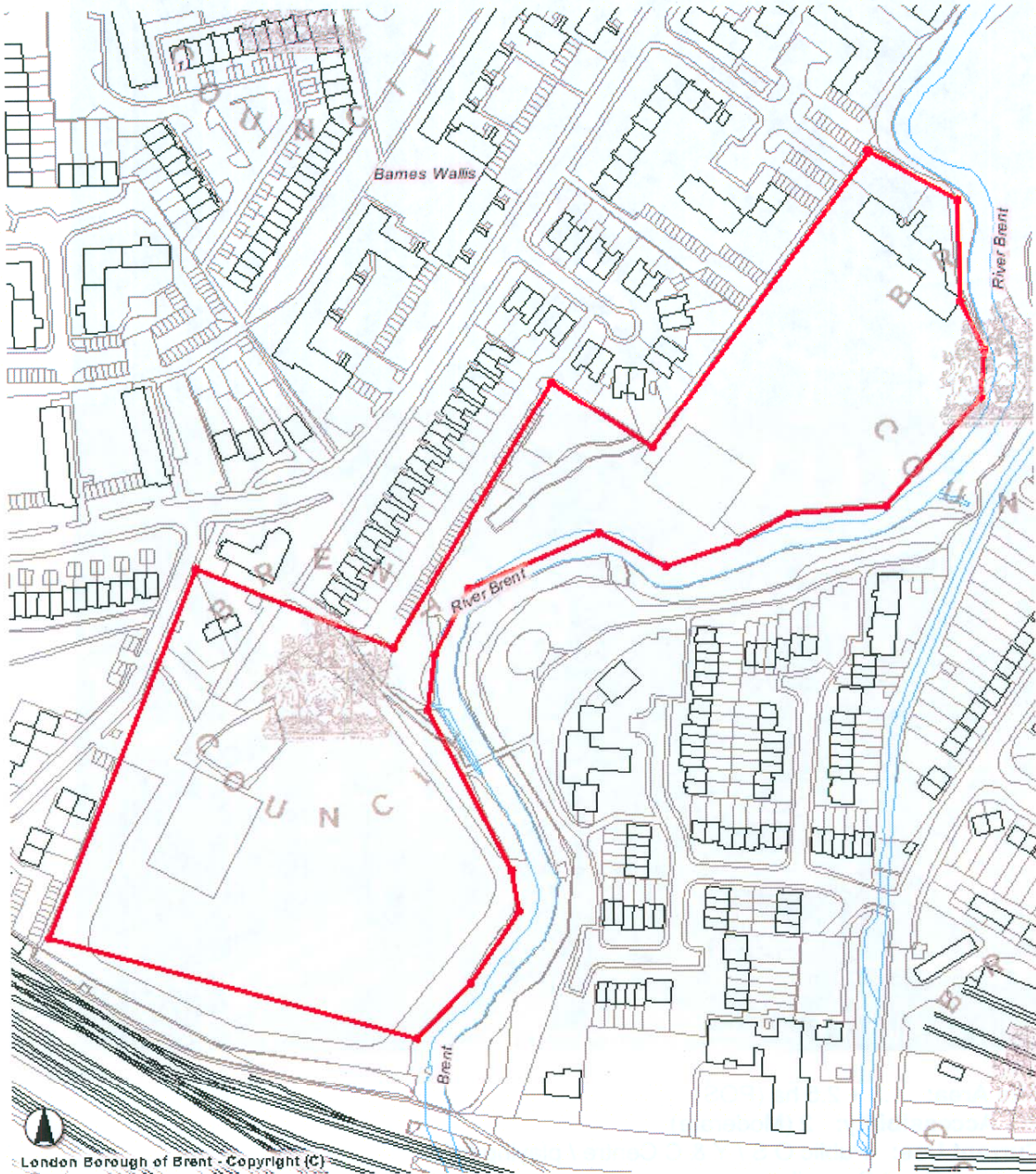
Pros

- Part council-owned, same use class therefore no policy conflict, underused O S.

Cons

- Site too small on its own and would require relocation of Teachers' Centre and some development on open land. Would require acquisition of land from Swaminaryan school

2. Chalkhill Youth & Community Centre / Chalkhill Open Space





Site Area: 1.3 + 2.5 ha (POS)

P T Accessibility: 2 (Moderate)

Current Use: Public O S / Y & C Centre / playing field

Owner: Brent Council

Pros

- Council-owned, same use class therefore no policy conflict, underused O S, could use public open space as playing field

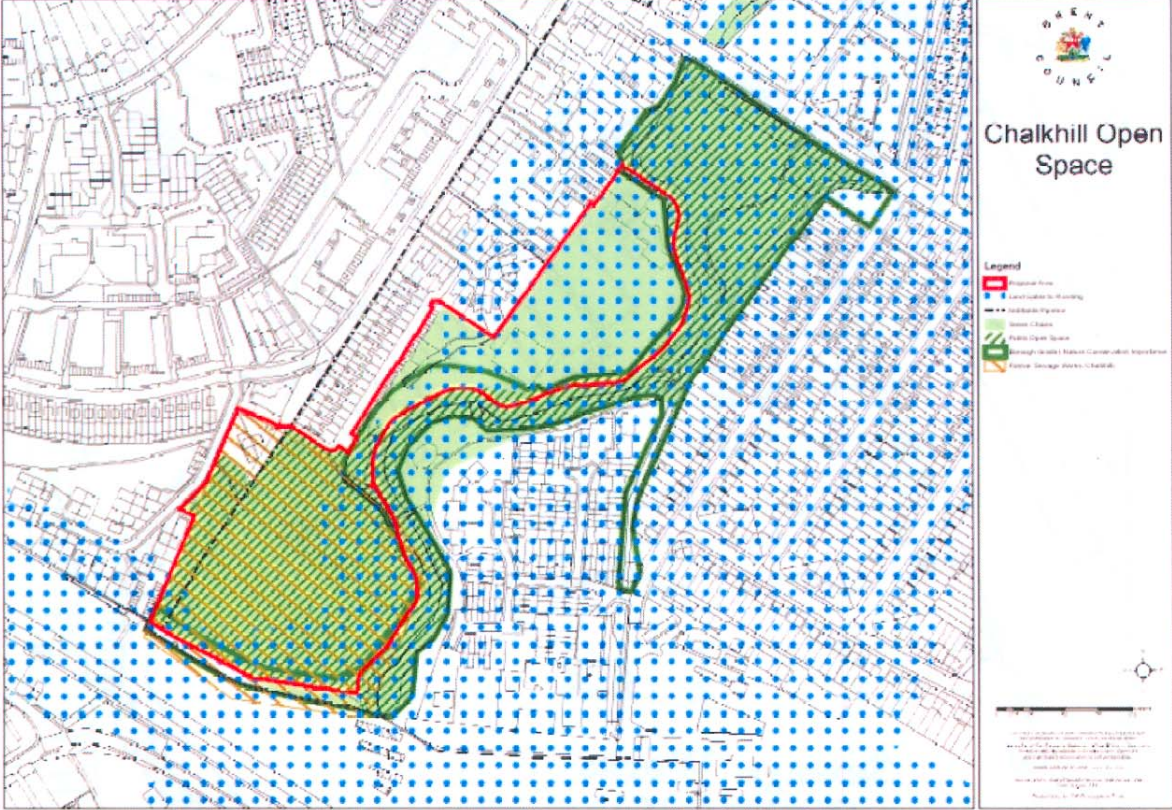
Cons

- Flood risk area, access conflict with residential, some development of open space

Comment

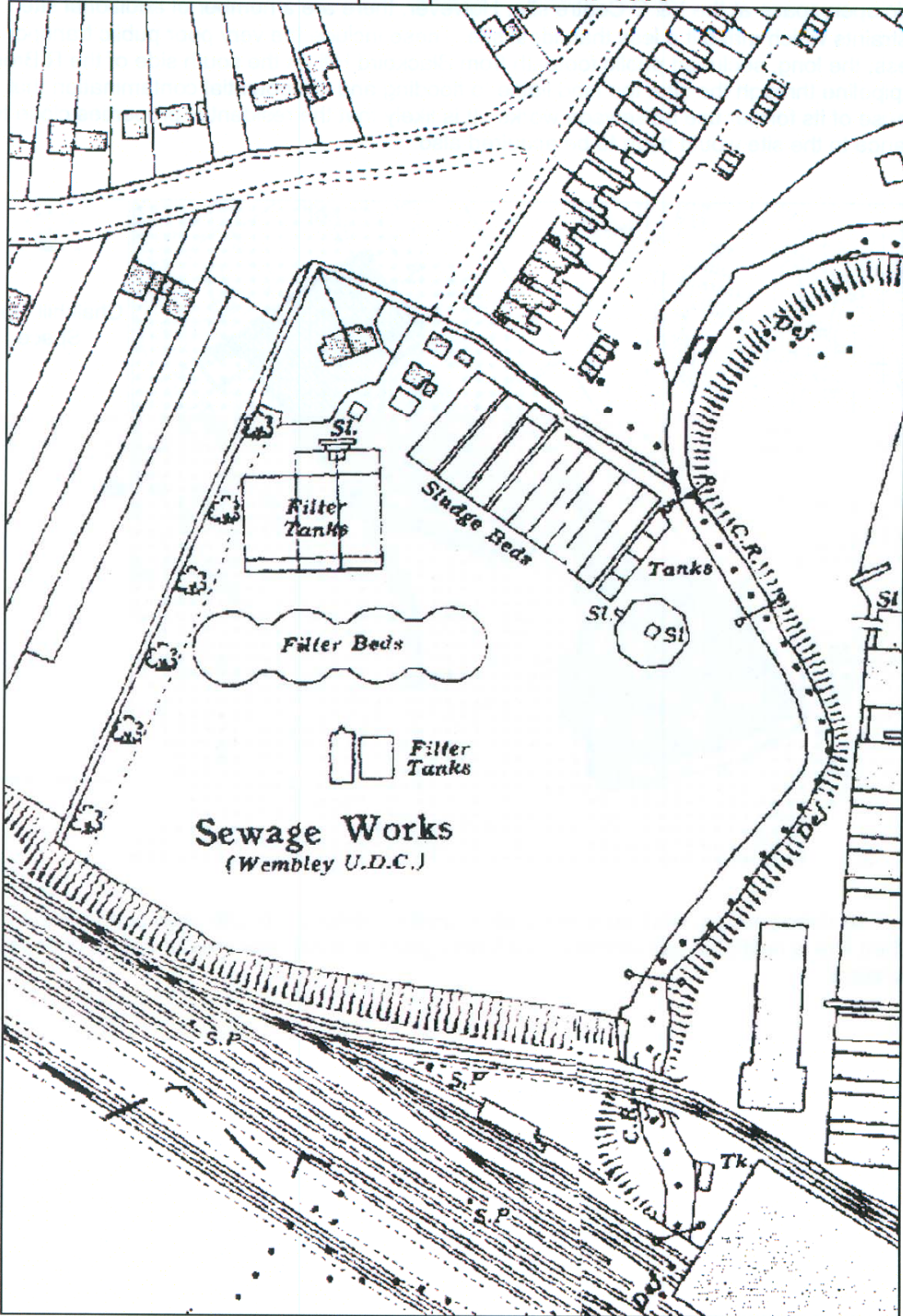
An alternative to overcome problem of risk of flooding and reduce the access conflict would be a land swap whereby the school is built on the area of public open space adjacent to the Metropolitan line and the area of the Y & C centre becomes public open space. Development of a

secondary school on the Chalkhill Open Space site is possible, with compensatory provision of public open space at the Y& C Centre site. However, there are a number of additional site constraints which make it a less than ideal site. These include the very poor public transport access, the long, secluded public footpath from Blackbird Hill on the south side of the R Brent, the gas pipeline through the site, the land liable to flooding and the potential contamination that exists because of its former use as sewage works. It is likely that the residential properties close to the entrance to the site would have to be acquired also.

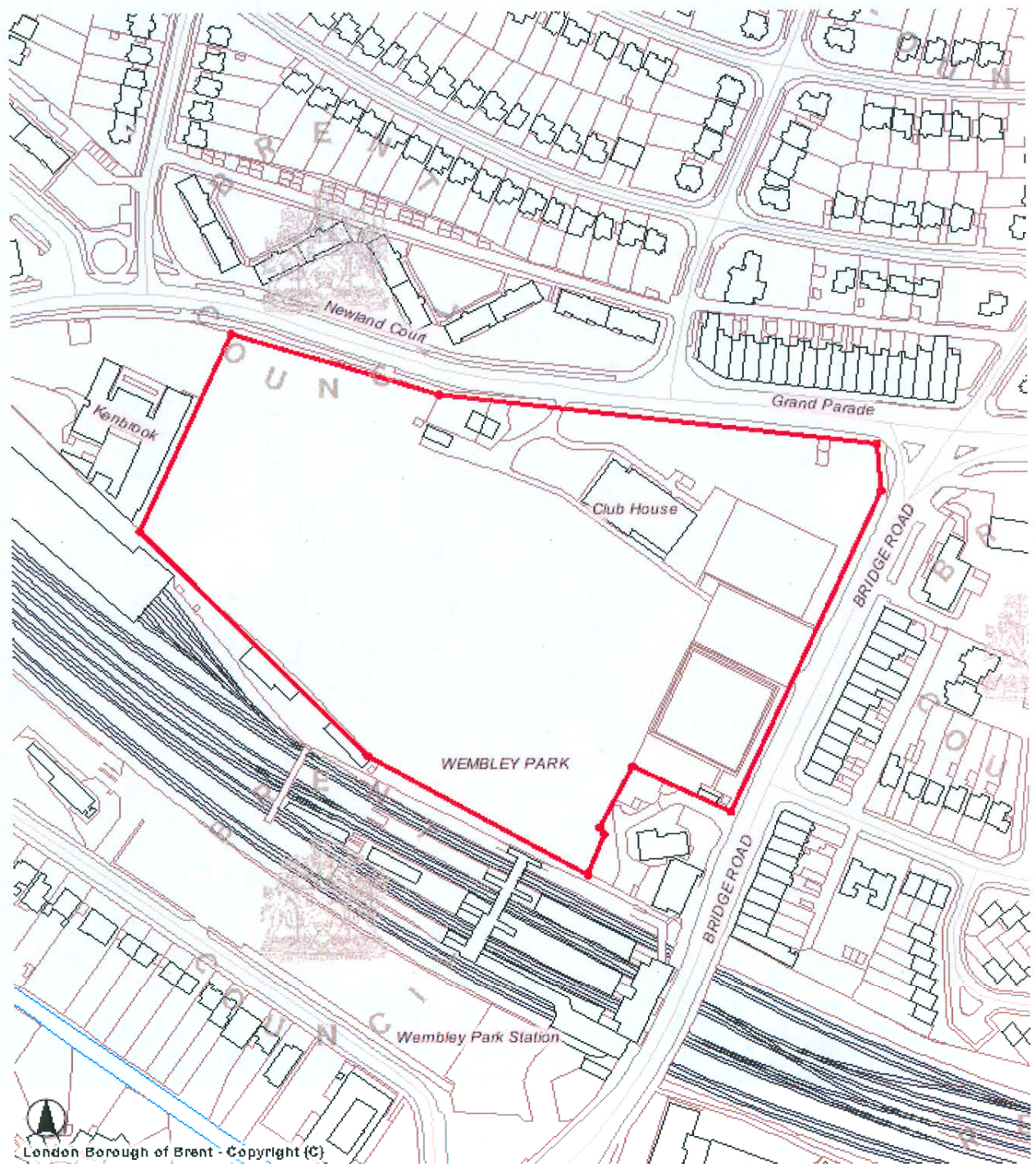


N B. Blue dotted area is land liable to flooding, green hatching is public open space, black hatched line is notifiable gas pipeline, and heavy green line denotes area of nature conservation importance.

Chalkhill Open Space - 1935 to 1938



4. Wembley Park Sports Ground





Site Area: 3.8 ha

P T Accessibility: 5 (Very Good)

Current Use: Sports Ground

Owner: Transport for London

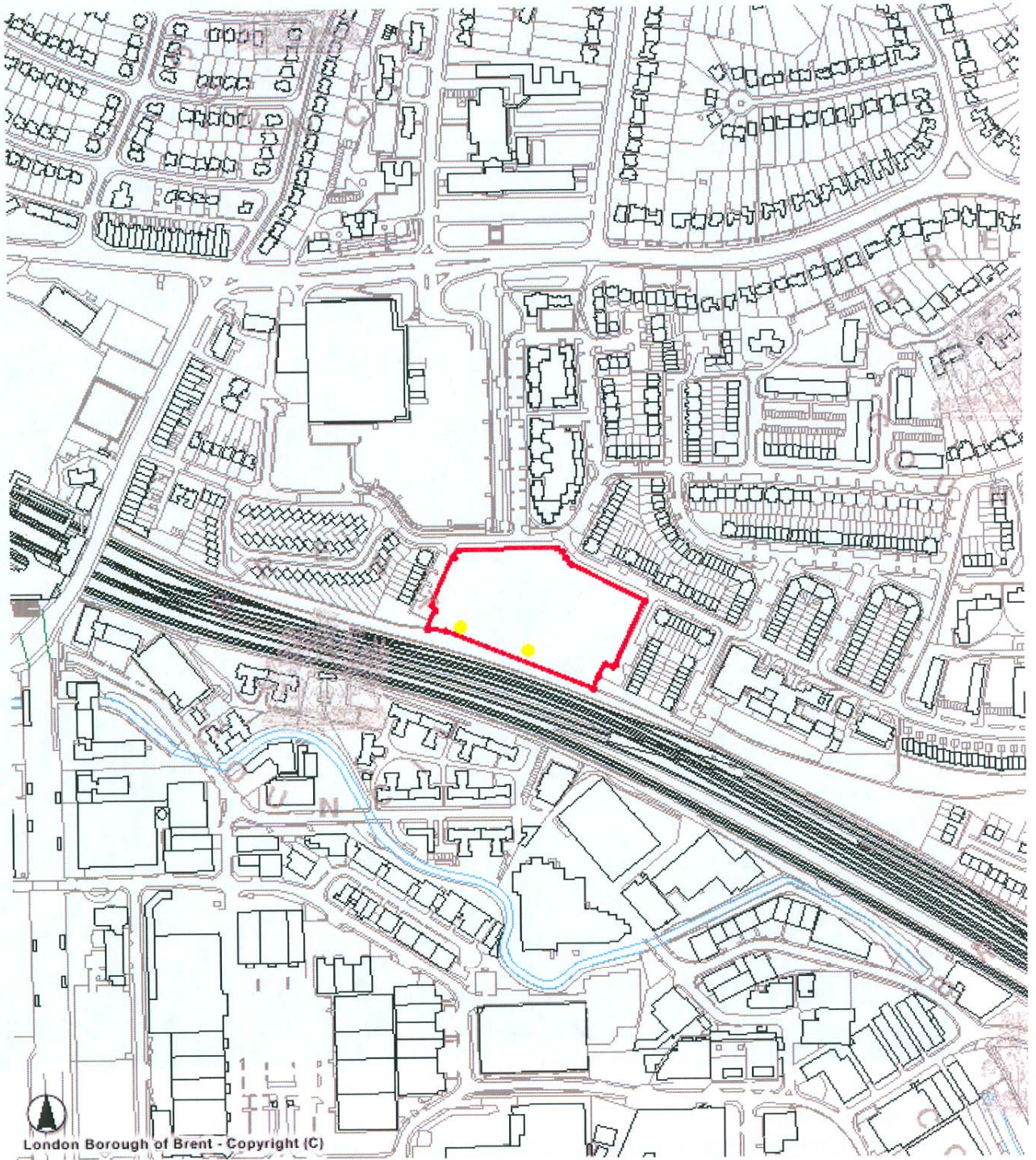
Pros

- Large site, within Wembley, v. good p t access, under used, available, development can be ltd to Bridge Rd, playing fields retained with public access

Cons

- Potential loss of some open aspect, noise, traffic

5. Chalkhill Road (Temporary Health Centre)





Site Area: 1.4ha

Location: Chalkhill Redevelopment, Chalkhill Road/Rook Close, Wembley HA9

PT Accessibility: 3 (Moderate)

Owner: New Horizons

Current Use: Temporary health centre (designated in UDP as Public Open Space)

Pros

- Site large enough to accommodate a school building and owned by the Council in an area where demand likely to increase and reasonably accessible by public transport

Cons

- Land designated as public open space and would serve as replacement for open space lost on redevelopment of Chalkhill. Without this open space most of the Chalkhill area would become a Local Open Space deficiency area.

Comments:

This site is earmarked for public open space as part of the original Conceptual Design Guide and masterplan for the Chalkhill Estate, adopted by Full Council in 1996. The masterplan was subject to extensive consultation and was approved by the Secretary of State. The site was to be the major useable open space serving the development. A detailed layout plan of the new open space has recently been prepared. The delivery of the site as an open space forms part of the legal agreement between the Council and New Horizons made in 1996.

After almost 10 years, the redevelopment of Chalkhill is now in its final stage. The new Combined Facilities Building is under construction and will be available for occupation in the early part of 2008. This will allow the existing temporary buildings that accommodate the Chalkhill Health Centre, located on the open space site, to be removed and the new park to be completed in the latter half of that year.

The Council is not free to change the use of this site without the agreement of New Horizons (the joint venture company set up by MHT and George Wimpey). We can only speculate at this point, but it may not be easy to gain their agreement as they have clearly committed themselves to the provision of this open space in the undertakings they have given their tenants/property purchasers.

Introducing a new school in this location is therefore highly problematic. As well as being in conflict with the original Conceptual Design Guide and Masterplan, there has been no consultation with Chalkhill residents. This is likely to be highly controversial with local residents, particularly as the new park was set aside for them and the public to enjoy. In order to improve open space provision on the estate, the Chalkhill Joint Development Board have been asked in the past to look at providing part of the park in advance of the Health Centre relocation. The new park replaces a strip of public open space which stretched alongside the railway from the rear of Windsor Crescent to Barnhill Road, going behind Chalkhill Primary School. The school playground was extended and some new homes built onto the open space and replacement of the area lost was a critical factor in gaining agreement to this.

In terms of converting the public open space into a new school, this would result in a net loss of public open space. Under the new LDF Core Strategy we are seeking to protect and enhance existing open space, and this would be in conflict with these emerging policies. Under the existing UDP 2004, we also seek to protect all public open space from inappropriate development, and thus development of this site would also be contrary to this policy.

The size of the site is only 1.4ha, which is not adequately large enough to accommodate a 6 form entry school. A school in this location would require development on the entire site area, with no outdoor playing fields. Wembley Park Sports Grounds would need to be acquired and utilised for school playing fields.

In terms of access, the site is located relatively close to the tube station and bus stations, being just over 400m from the Wembley Park Tube Station (PTAL rating 3 – moderate). Road access is reasonable through a traffic calmed 20mph zone (good for pedestrian safety) although without good drop off facilities Chalkhill Road could become blocked. There are residential properties surrounding three sides of the site and the physical and operational impact of a new school building and service yard/car park would need to be considered carefully.